

**United States Environmental Protection Agency
Region V
POLLUTION REPORT**

EPA Region 5 Records Ctr.



346904

Date: Thursday, August 21, 2008
From: Tom Cook, OSC

To: John Maritote, U.S. EPA ERB
David Chung, EPA
Afif Marouf, EPA
Mike Harris, U.S. EPA
Peter Felitti, U.S. EPA

Mick Hans, U.S. EPA
Linda Nachowicz, U.S. EPA
Bruce Everetts, IEPA
Rosauro Delrosario, U.S. EPA
Valerie Mullins, U.S. EPA

Subject: Final POLREP
Peoples Gas Pitney Court Station Site
• 3052 Pitney Court, Chicago, IL
Latitude: 41.8375
Longitude: -87.6625

POLREP No.:	17	Site #:	B5HP
Reporting Period:	5/20/08 to 6/13/08	D.O. #:	Not Applicable
Start Date:	6/18/2007	Response Authority:	CERCLA
Mob Date:	6/18/2007	Response Type:	Time-Critical
Completion Date:	6/13/2008 <i>3/1/08*</i>	NPL Status:	Non NPL
CERCLIS ID #:	ILN000510196	Incident Category:	Removal Action
RCRIS ID #:		Contract #	EP-S5-06-04

Site Description

The Pitney Court Station Site (Site) is located at 3052 Pitney Court, Chicago, Cook County, Illinois, in a mixed residential, commercial, and industrial area. The site is approximately 4.8 acres and is bordered to the northwest by Archer Avenue, to the northeast by Pitney Court and 31st Street, to the east by Benson Street, to the south by Chicago Plating Inc., a chrome plating facility, and to the west by the South Fork of the South Branch of the Chicago River.

The Site is a former manufactured gas plant (MGP) that operated as an MGP facility from approximately 1897 to 1921. The Universal Gas Company (Universal) began MGP operations at the Site in 1897. Peoples Gas leased the facility from Universal in 1907 and then purchased Universal in 1914. Production operations ceased at the Site in 1921, and the facility was dismantled in 1938. Peoples Gas sold the property in 1952 and re-purchased it in July 2005. Peoples Gas currently owns the Site.

Numerous investigations were conducted by a number of parties from 1990 to 2000. Peoples Gas conducted investigations from approximately 2002 to 2006. Coal tar, staining, and sheen were observed at depths below the water level in soil borings and test pits. Arsenic, lead, benzene, ethylbenzene, toluene, and polynuclear aromatic hydrocarbons (PAH) were detected at concentrations exceeding Illinois TACO Tier I screening levels in soil samples. Volatile organic compounds (VOC), semivolatile organic compounds (SVOC), metals, and cyanide were detected in groundwater samples at the site. Sediment samples collected in the South Fork of the South Branch of the Chicago River contained PAHs and other SVOCs, VOCs, PCBs, oil and grease, and

metals; two of these sediment samples contained oily sheens.

Remediation activities, consisting of excavation and disposal of contaminated soils, were begun by Peoples Gas in September 2005 under the Illinois Environmental Protection Agency (IEPA) Site Remediation Program. Peoples Gas is the potentially responsible party (PRP). Remediation was suspended temporarily in December 2005 and resumed in September 2006. The PRP contractor remediating the Site is Burns & McDonnell Engineering Company, Inc. (BMcD), along with their subcontractors.

Site activities by the PRP include excavation to depths ranging from approximately 3 feet to 22 feet below ground surface (bgs). Other site activities include daily air monitoring, continuous 24-hour perimeter air monitoring and sampling, confirmation soil sampling, and water disposal.

Prior to the U.S. EPA oversight at the Site, BMcD completed excavation of impacted material in approximately 99 cells of 151 excavation cells (see BMcD map of excavation areas under "documents" on the OSC website). An Administrative Order on Consent was signed by Peoples Gas in early June 2007, prompting the U.S. Environmental Protection Agency (U.S. EPA) to begin PRP oversight activities at the Site.

On June 12, 2007, a kick-off meeting was held at the 22nd Street Site between U.S. EPA, START, Peoples Gas, and BMcD, to discuss future oversight activities, documents required, and logistics for transmitting data and documents. The meeting addressed three MGP sites that U.S. EPA would be overseeing that are located within one mile of each other: 22nd Street Station, Hough Place, and Pitney Court. Note that one START member covered oversight of these three sites and rotated to a different site each day. The Pitney Court remediation was complete on June 13, 2008. The Hough Place remediation is expected to be completed by mid 2008, while the 22nd Street Station Site remediation is expected to be completed by the early 2009.

On June 18, 2007, U.S. EPA began PRP oversight activities at the three Peoples Gas MGP sites: Hough Place Station, Pitney Court Station, and 22nd Street Station. The U.S. EPA Superfund Technical and Response Team (START) contractor performed PRP oversight during the removal activities at the sites.

As part of the removal activities, START collected or observed the collection of soil confirmation samples to confirm that the PRP cleanup objectives were being met. Samples were collected to identify the potential presence of the following site contaminants of concern:

- BTEX;
- PAHs;
- Synthetic precipitation leaching procedure (SPLP) lead, chromium, and selenium
- 2-methynaphthalene and carbazole (SVOCs).

Cleanup objectives for the Pitney Court Station Site are as follows:

1. For the 0 to 7 foot depth interval, removal of all soil that exceeded IEPA TACO Tier 1 residential standards for soil ingestion and inhalation.
2. For the 7 to 10 foot depth interval, removal of all soil that exceeded IEPA TACO Tier 1 and Tier 3 (using Chicago background levels for select polynuclear aromatic hydrocarbons) residential standards for soil ingestion and inhalation.
3. For soil deeper than 10 feet bgs, removal of all soil that exceeded IEPA TACO Tier 1 and Tier 3 residential standards for soil ingestion, and use the 10 foot overburden as an engineered barrier, if

necessary, to prevent exposure via inhalation.

4. Invoke a construction worker notice and the City of Chicago Ordinance prohibiting installation to potable wells on the Site to eliminate the construction worker and groundwater exposure pathways. The groundwater exposure pathway were also eliminated by analyzing select confirmation soil samples for SPLP metals.

Current Activities

During the reporting period, the PRP completed the excavation of cell 001, up to the brick wall that formed the eastern boundary of the site (see BMcD map of excavation areas under "documents" on the OSC website). No sample was taken at cell 001 at that time, due to the brick wall. The PRP took confirmation soil samples from cell 002. One load of soil/ debris was transported to CID Landfill in Calumet City, Illinois and 3 loads of clean concrete were transported for offsite recycling. Perimeter air sampling and health and safety air monitoring were conducted on a continuous basis, until excavation was completed.

The PRP backfilled the site to final grade. No further grading or site restoration is planned. All equipment was demobilized from the site. On May 28, 2008, the final site walk through was conducted. Attendees included the EPA OSC, representatives from Peoples Gas, START and the PRP contractor Burns & McDonnell.

From May 27, 2008 to June 13, 2008, after the completion of backfilling and excavation activities, the PRP conducted background air sampling. On June 13, 2008, all activities were completed at the site, and the site was closed. The PRP prepared and submitted a site closure report to the EPA. Peoples Gas representatives indicated that the site remains zoned as Planned Manufacturing and owned by Peoples Gas.

The estimated total soil and debris disposal for the entire removal action at the Site was 224,243 tons. The maximum depth of excavation was 28 feet bgs.

Please see the Final Waste Disposition Table for Pitney Court station, uploaded as a separate document.

Planned Removal Actions

There are no planned removal actions at the Pitney Court Station Site, as the removal action has been completed.

Next Steps

The next steps to be carried out by the PRP are as follows:

- None.

Key Issues

None.

Estimated Costs *

	Budgeted	Total To Date	Remaining	% Remaining
Extramural Costs				

RST/START	\$89,000.00	\$62,457.00	\$26,543.00	29.82%
Intramural Costs				
Total Site Costs	\$89,000.00	\$62,457.00	\$26,543.00	29.82%

* The above accounting of expenditures is an estimate based on figures known to the OSC at the time this report was written. The OSC does not necessarily receive specific figures on final payments made to any contractor(s). Other financial data which the OSC must rely upon may not be entirely up-to-date. The cost accounting provided in this report does not necessarily represent an exact monetary figure which the government may include in any claim for cost recovery.

Disposition of Wastes

Waste Stream	Quantity	Manifest #	Disposal Facility
Non-hazardous Contaminated Water - March 2008	162,800 gallons		Ortek, Inc., McCook, IL
Non-hazardous Contaminated Water - March 2008	145,300 gallons		CID RDF, Calumet City, IL
Non-hazardous Soil - March 2008	3,915 yd3		CID RDF, Calumet City, IL
Non-hazardous Soil - March 2007 ⁸	361.5 tons		Countryside Landfill, Grayslake, IL
Non-hazardous Contaminated Water - April 2008	239,400 gallons		Ortek, Inc., McCook, IL
Non-hazardous Contaminated Water - April 2008	39,900 gallons		CID RDF, Calumet City, IL
Non-hazardous Soil - April 2008	5,400 yd3		CID RDF, Calumet City, IL
Non-hazardous Soil - April 2008	1,133.0 tons		Countryside Landfill, Grayslake, IL

Non-hazardous Contaminated Water - May 2008	218,400 gallons		Ortek, Inc., McCook, IL
Non-hazardous Soil - May 2008	5,430 yd ³		CID RDF, Calumet City, IL

epaosc.net/PitneyCourt

Non Haz Contaminated Water - 805,800 gallons.

Non Haz Soil : 14,745 yd³
14,945 Tons

Non Haz
Water (gallons)

3/8	162,800	McCook, IL
3/8	145,300	& Calumet, IL
4/8	239,400	
4/8	39,900	
5/8	218,400	
	<u>805,800</u>	

Soil - Non Haz

	yd ³	
3/08	3915	Calumet City
4/08	5400	" "
5/08	5430	Calumet City
	<u>14,745</u>	

Non Haz
Soil 2 Tons

3/08	361.5	Graylake, IL
4/08	1133.0	"
	<u>1494.5</u>	